

February 27, 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

The applicant is requesting a Site Development Review for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Service Commercial & NDOT Highway 95 (C-1)
NWC – Service Commercial (C-1)
SEC – Public Facilities & Service Commercial (PF & C-1)
SWC – Service Commercial & Residential Compact Lot (C-1 & R-CL)

We are requesting the following setbacks for the RPD-14:

Typical Lot Size:	1,400 sq ft Minimum
Front to Roof Eave/Building:	3' Minimum
Front to Garage:	5' Minimum
Side Yard to side of building or roof eave:	0' and 8' feet
Side on Corner to Side of building	10' feet
Rear Yard to Building	5' feet
Rear to Eave	3' feet

Centex Homes believes that the proposed development of a 65 lot single family residential subdivision will act as a buffer between the existing C-1 commercial uses and the Public Facilities use, and an appropriate transition to the existing community to the Southwest. This project will enhance the overall community by occupying the currently vacant site.

Please place the attached request on the April 12, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**